



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



MEETING SUMMARY Wednesday January 8, 2014

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ITEM	TIME	ACTION REQUESTED
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9:30 A.M.

1. **MINUTES TO APPROVE** **DECISION**
October 16, 2013
APPROVED
2. **PLANNING COMMISSION COMMENTS** **INFORMATIONAL**
3. **AGENCY COMMENTS/AGENDA BRIEFING** **INFORMATIONAL**
5. **SKETCH PLAN** **DECISION**
 - a) **TREASURE MOUNTAIN** – The applicant is requesting non-binding Sketch Plan approval of the proposing 30 single-family lots on 54.9 acre property for the purpose of percolation testing only. Located on the east side of Bill Moxley Road, south of I70 and the Harvest Ridge subdivision. Tax Map 89, Parcel 49. Zoned: R1-Residential, Planning Region: New Market
File: S787, Sketch #14022
John Dimitriou, Principal Planner
APPROVED
6. **PRELIMINARY PLAN** **DECISION**
 - a) **BESHERS PROPERTY** - The applicant is requesting Preliminary Subdivision Plan approval for development of 21 single-family lots on a 36.7-acre property. Located at the terminus of Dresden Place, adjacent to the Spring Ridge PUD. Tax Map 68 & 78, Parcel 39 & 480. Zoned: R-3 Residential, Resource Conservation. Planning Region: New Market
File: S1146, Preliminary Plan #13635, APFO # 13636, FRO #13637 & 13638, SWM #13531
Tim Goodfellow, Principal Planner
APPROVED

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7. COMBINED PRELIMINARY / SITE PLAN

DECISION

- a) OAKDALE VILLAGE - The applicant is requesting combined Preliminary Plan/Site Plan approval for development of 314 residential units on a 52-acre property. Located on the north side of Old National Pike, 1,000 feet west of Eaglehead Drive. Tax Map 79, Parcel 112 and 162. Zoned: Mixed-use (MX), Planning Region: New Market
File: S1163, SP13-06, Plan #13494, APFO # 13855, FRO #13556

Tim Goodfellow, Principal Planner

CONTINUED UP TO MARCH MEETING

8. FALL 2013 CYCLE , WATER AND SEWERAGE PLAN AMENDMENTS

FINDING OF CONSISTENCY

The Planning Commission will hear the following cases to determine consistency with the Comprehensive Plan.

Tim Goodfellow, Principal Planner

- a) Case WS-13-14: Thurmont Community Ambulance Service, Inc.
Tax Map 25, Parcel 484. Account #15-358068. Bordered by Laywer Lane, Statford Drive and Woodland Avenue, adjacent to the Town of Thurmont. Requesting reclassification of 21 acres from PS to W-3, S-3.

Comp. Plan: MDR. Zoning: R-3

CONSISTENT

- b) Case WS-13-15: Frall Developers, Inc.
Tax Map 79, Parcel 9. Account #09-263594. South side of Yeagertown Road. Requesting reclassification of 5.19 acres from W-5, S-5 to W-3, S-3.

Comp. Plan: LDR. Zoning: R-1

CONSISTENT

- c) Case WS-13-16: Town of New Market/Paul & Kelly Hill
Tax Map 801, Parcel(s) 3795, 3796. Account(s) #09-234691, 09-234683. #4 (rectory) and #6 (chapel) Main Street (south side). Requesting reclassification from W-5 to W-3.

Town Comp. Plan: LDR. Zoning: R-1

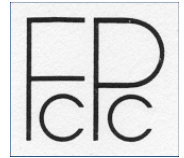
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d) Case WS-13-17: Homewood at Frederick MD, Inc.

Tax Map 57, Parcel 328. Account #28-587899. North side of Willow Road, west of US15 within the City of Frederick. Requesting reclassification of 64 acres from W-4, S-4 to W-3, S-3.

Comp. Plan: Institutional City Zoning: Institutional

CONSISTENT

e) Case WS-13-18: Natelli Holdings III, LLC (Worthington Square)

Tax Map 96, Parcel(s) 34 (total parcel size: 2.4 ac.); 174 (total parcel size: 0.81 ac.); 257, lot 302R (total parcel size: 1.7 ac.). Account(s) #07-195753, 07-199716, and 07-237774. Bordered by MD 355, MD 80, Sugarloaf Parkway and Urbana Church Road. Requesting reclassification of 3.53 acres from W-5, S-5 to W-3, S-3.

Comp. Plan: VC/MX Zoning: VC/MX

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f) Case WS-13-19: Monocacy Land Company, LLC (Boxwood)

Tax Map 96, Parcel 210 (24.3 ac.) and Parcel 249, Outlot B (4.2 ac.). Account #07-192959, 07-242093. South side of Tabler Road, east of MD 355. Requesting reclassification of 24 acres from W-4, S-4 to W-3, S-3 and the depiction of a sewage pump station symbol on the Sewer Map (P.249, Outlot B).

Comp. Plan: LDR. Zoning: PUD (P.210), Ag. (P.249, Outlot B)

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g) Case WS-13-20: Urbana Investment Properties II, LLC (Urbana Town Center)

Tax Map 96, Parcel(s) 22 (total parcel size: 122.1 ac.), 184 (total parcel size: 97.8 ac.). Account(s) #07-199503, 07-203217. Southwest side of MD 355, north of I-270. Requesting reclassification of 190 acres from W-4, S-4 to W-3, S-3 plus the depiction of a 16-inch water line on the Water Map.

Comp. Plan: ORI Zoning: MXD

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h) Case WS-13-21: 75-80 Properties, LLC

Tax Map 88 Parcel 27; Tax Map 97, Parcel 2; Tax Map 88, Parcel 21. Account(s) #09-253912; 09-589614; 09-225218. West side of MD 75, north of MD 80. Requesting reclassification of 185.1 acres from PS to W-4, S-4, plus the depiction of a 16-inch water line and an elevated water storage tank symbol on the Water Map.

Comp. Plan: LDR Zoning: Agricultural

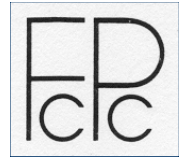
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i) Case WS-13-22: Payne Investments, LLC

Tax Map 88, Parcel 22. Account #09-254145. East side of Ed McClain Road, west of MD 75. Requesting reclassification of 82 acres from PS to W-4, S-4.
Comp. Plan: LDR Zoning: Agricultural

CONSISTENT

j) Case WS-13-23: 75-80 Properties, LLC

Tax Map 88, Parcel 28 (125 ac. total parcel). Account #09-261834. East side of MD 75, north of MD 80, bisected by powerline. Requesting reclassification of 96.4 acres from PS to W-4, S-4 and 16.9 acres from W-5, S-5 to W-4, S-4.
Comp. Plan: LDR (96.4 acres), GC (16.9 acres) Zoning: GC (16.9 acres), Agricultural

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k) Case WS-13-24: 75-80 Properties, LLC

Tax Map 97, Parcel '0' (1st parcel listed as 15.4 ac; 2nd at 23.6 ac.) Account #09-253890. Northwest intersection of MD 80 and MD 75. Requesting reclassification of 15.4 acres from W-5, S-5 to W-4, S-4 and 23.6 acres from PS to W-4, S-4.
Comp. Plan: LDR (23.6 ac.), GC (15.4 ac.) Zoning: GC (15.4 acres), Agricultural

CONSISTENT

l) Case WS-13-25: 75-80 Properties, LLC

Tax Map 88, Parcels 172, 53. Account #09-253939, 09-253904. Southwest side of Weller Road, bisected by powerline (P.127, 65 ac.); East side of Ed McClain Road (P.53, 3.9 ac.). Requesting reclassification of 68.9 acres from PS to W-4, S-4 plus depiction of a sewage pump station symbol on the Sewer Map.

Comp. Plan: LDR Zoning: Agricultural

CONSISTENT

m) Case WS-13-26: Ballenger Enterprises, LLC

Tax Map 108, Parcel(s) 54, 1. Account(s) #01-012444 (6.8 acres), 01-012452 (1.0 acres). North side of MD 28, on the eastern edge of the Point of Rocks CGA. Requesting reclassification of 7.8 acres from W-5 to W-4.

Comp. Plan: GC Zoning: GC

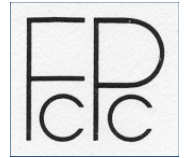
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n) Case WS-13-27: Oakdale Properties, LLC

Tax Map 79, Parcel(s) 112, 162. Account(s) #09-238697 (16.3 acres), 09-226354 (35.7 acres). North side of Old National Pike, 1,100 feet west of Eaglehead Drive. Requesting reclassification from W-5, S-5 to W-3, S-3.

Comp. Plan: MX Zoning: MX

CONSISTENT

o) Case WS-13-28: Urbana Corporate Center, LLC

Tax Map 96, Parcel 172. Account #07-189044 (1.4 acres). West side of MD 355, south of Urbana Parkway. Requesting reclassification from W-5, S-5 to W-3, S-3.

Comp. Plan: ORI Zoning: ORI

CONSISTENT

This item was heard out of sequence due to special circumstances

4. CONCEPT SITE PLAN

DECISION

- a) LONDON HOUSE COMPLEX-STANCIOFF PROPERTY- The applicant is requesting Concept Site Development Plan approval for five (5) commercial buildings including retail, office, medical, restaurant, and residential uses with associated parking areas and site improvements. The Plan includes an adaptive reuse of the existing historic Landon House located on 4.14 acres at the junction of Urbana Pike and MD 80, south and east of Worthington Boulevard in Urbana. Tax Map 96, Parcel 38. Zoned Village Center (VC), Planning Region: Urbana
File: SP98-29, Site #13837, FRO #13839, SWM #13838

Denis Superczynski, Principal Planner

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